

Report Title:	Petition for Debate - Maidenhead Golf Course/Great Park
Contains Confidential or Exempt Information	No - Part I
Lead Member:	Councillor Coppinger, Lead Member for Planning, Environmental Services and Maidenhead
Meeting and Date:	Extraordinary full Council - 2 March 2021
Responsible Officer(s):	Managing Director – Duncan Sharkey
Wards affected:	All

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REPORT SUMMARY

1. An [e-petition](#) containing 4,448 signatures has been submitted to the Council seeking the creation of a new park on the site of Maidenhead Golf Course to provide a 'green lung' for the town of Maidenhead.
2. Maidenhead Golf Course is part of a larger site allocated for development in the emerging Borough Local Plan (BLP) for 2,600 homes and supporting infrastructure. The site (AL13) is the largest allocation in the BLP and is central to delivery of the BLP. It is in a sustainable location close to Maidenhead town centre and will accommodate a large proportion of the Borough's required new housing, including family homes and affordable provision as well as providing for education, leisure and recreation needs.
3. The AL13 allocation site proforma does require the retention of existing areas of woodland and other mature trees, conservation and enhancement of local biodiversity, and the creation of new areas of publicly accessible green space (to include a 'green spine' running north to south through the whole development).
4. Supporting the petition would have significant implications, including the loss of new housing that would have to be located elsewhere, using less sustainably located Green Belt land. In addition, supporting the petition would have a very significant impact on the Borough Local Plan, which has reached an advanced stage of its Examination, and would most likely have to be withdrawn (or would be found "unsound") were the AL13 allocation removed (and no alternative sites allocated).
5. The BLP process would then have to start again, with significant additional costs incurred. The Borough would also be without an up-to-date local plan for several more years, making it much harder to resist speculative planning applications.
6. Finally, it should be noted that under the terms of the lease surrender agreement between Maidenhead Golf Club and the Royal Borough, were the AL13 allocation not to proceed as planned, the Golf Club would be entitled to remain in occupation on the land until 2039. There would be no prospect of a park being created on land that is occupied by an existing business.

1. DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That full Council notes the report and:

- i) **Cannot support the proposal in the petition to create a new park on Maidenhead Golf Course for the reasons given in this report, including the impact this would have on the Borough Local Plan, and the related financial and legal implications.**

2. REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

Options

Table 1: Options arising from this report

Option	Comment
To not support the proposal in the petition to create a new park on Maidenhead Golf Course This is the recommended option	Subject to the Borough Local Plan Inspector's report, this would enable the delivery of up to 2,600 new homes including family homes, affordable housing and other supporting infrastructure on a highly sustainable site close to Maidenhead town centre, as well as the retention and enhancement of ecology and woodland and new publicly accessible green space.
To support the proposal in the petition to create a new park on Maidenhead Golf Course	This would result in the "loss" of 2,000 new homes (on the golf course land) and would put at risk the remaining parts of the AL13 allocation (a further 600 new homes). Indeed, supporting the petition would put at risk the ability to adopt the Borough Local Plan, even if alternative, less sustainable, Green Belt land was put forward for development elsewhere. The Golf Course, which is not publicly accessible land, would remain on the site until 2039, and so a new park could not be delivered.

Background

- 2.1 As per the Council's Petition Protocol, a petition was submitted by the lead petitioner, Tina Quadrino and approved by the Council's Petition Officer. The petition was entitled: 'Save this wildlife rich green space in our town centre to create a new park for all the people of Maidenhead to enjoy'. The petition creator provided the following additional details:

“Maidenhead Great Park will conserve and protect the trees and rolling parkland of Maidenhead Golf Course. This ‘green lung’ will then continue to combat climate change, increase biodiversity, improve air quality and the physical and mental health of all those who live and work in this rapidly expanding town. We have a unique ‘once in a generation’ opportunity to create a new park in the centre of our town. Once this land is developed it will be gone forever. The coronavirus pandemic has shown us even more clearly the importance of access to greenspace for everyone. Maidenhead Great Park could be an unspoilt area of greenspace where you can walk, cycle, run, play, relax, connect with wildlife and engage in community activities; made accessible for wheelchairs and pushchairs via nature trails and board walks, as well having outdoor learning facilities for schools. Maidenhead Great Park would be a destination that people in Maidenhead can easily walk or cycle to, and access easily via public transport. We need to show the Council that we want to keep this important piece of greenbelt land for the benefit of everyone. Please sign and show your support today.”

- 2.2 The e-petition ran from 10th June until 10th December 2020 having received 4,448 electronic signatures. On the 21st December 2020, the lead petitioner formally submitted the petition to the Council, requesting it be debated at full Council. The Council’s Monitoring Officer and Head of Governance, in conjunction with the Head of Planning, have considered the petition and agreed that as it is not considered a consultation petition and does not relate to an existing planning application, the petition is considered a ‘Petition for Debate’ as the number of signatories exceeds 1,500.¹
- 2.3 Maidenhead Golf Course is proposed to be allocated for development in the emerging Borough Local Plan (BLP). The BLP is currently at its Examination Stage, having been submitted to the Government for independent Examination on 31st January 2018. The Submission version of the Plan proposed to allocate Maidenhead Golf Course (HA6) for 2,000 homes and other uses. On 23rd October 2019, full Council approved the Proposed Changes version of the Plan, which included the proposed allocation AL13 (Desborough, Shoppenhangers and Harvest Hill Roads, South West Maidenhead”) which includes the Golf Course and adjoining land. Upon adoption of the BLP, the land would be removed from the Green Belt and would deliver approximately 2,600 homes, educational facilities, strategic public open space and community facilities. The site also forms part of the wider South West Maidenhead Strategic Placemaking Area (QP1b).
- 2.4 The BLP has been subject to extensive public consultation over several years and all interested persons have been given two opportunities to submit formal ‘Regulation 19’ representations on the Plan (in 2017 and 2019). These representations have been fully considered by the Inspector as part of the Examination. Stage 2 hearings were held into the Plan between October and December 2020, and this included a session specifically on the AL13 allocation (held on 17 November 2020). The Council is currently awaiting the Inspector’s post-hearings note and it is expected that further changes (Main Modifications) will be consulted on in Spring/Summer of this year. If the

¹ See point numbers 30 to 32 of Part 7G of the Royal Borough of Windsor and Maidenhead Constitution – Part 7 – The Codes, Protocols and Advice, Petitions Protocol

Inspector finds the Plan to be 'sound', a report would be taken to Full Council recommending adoption later in 2021.

- 2.5 The Royal Borough is the freehold owner of the Maidenhead Golf Course land and this is leased to Maidenhead Golf Club Limited (MGCL), with a lease expiry date of 2039. However, there is an agreement in place between RBWM and MGCL, subject to adoption of the BLP, to surrender the lease by 2023. The terms of this Surrender Agreement are commercially confidential.

Response to the Petition

- 2.6 The petition seeks the creation of a new park on the site of the Golf Course to provide a 'green lung' for Maidenhead.
- 2.7 In June 2020, the Inspector for the BLP asked the Council to respond to the following question as part of her Matters, Issues and Questions (MIQs):
"Many representors express significant concerns at the loss of the Golf Course site as a "green lung" for resident's living in Maidenhead. What will be the effect of the development of this site upon the character of the town and upon open space/recreational provision? How have these matters been weighed in the decision to allocate the site?"
- 2.8 In its response, the Council stated that the loss of the golf course had to be weighed against the many positive impacts of the development, including the provision of about 2,000 new homes on the golf course site alone. A large proportion of these new dwellings would be family-sized homes with gardens. In addition, 600 (30%) of the total 2,000 homes on the golf course would be for affordable housing.
- 2.9 The AL13 site is by far the largest allocation in the BLP and is central to its delivery. It is in a sustainable location close to Maidenhead town centre and will accommodate a large proportion of the Borough's required new housing, as well as providing for education, leisure and recreation needs. As the largest land parcel within the allocation (Maidenhead Golf Course) is owned by RBWM, this provides clear advantages for early and quick delivery of market and affordable housing.
- 2.10 The site proforma for proposed allocation AL13 (Desborough/SW Maidenhead) requires:
- a) the creation of a dense green/blue infrastructure network across the site
 - b) the provision of a highly connected green spine running from the northern edge near the railway station through to the employment site to the south and
 - c) the provision of a central green area combining existing ecological assets and new publicly accessible spaces, the retention of Rushington Copse together with other mature trees and hedgerows where possible.
- 2.11 In addition, Policy QP1b (South West Maidenhead placemaking area) in the BLP requires, amongst other things, "a strategic green infrastructure

framework and network of green spaces to meet strategic and local requirements, including retention of existing green spaces and edges where possible and provision of new public open space in accordance with the Council's standards." All these measures will maintain the sense of a leafy enclosure and setting to the development.

- 2.12 With regards to open space provision, the Open Space Study (2019) found that Maidenhead is well served by public parks and gardens, has excellent access to natural and semi-natural greenspace such as Windsor Great Park and Dorney Reach as well as sites within the town. Recently, the Council purchased a 45ha site to the north of Maidenhead known as Battlemead Common, which has been established as an informal, natural open space. It should be noted that Maidenhead Golf Course was not assessed by the Open Space Study as it is not publicly accessible (other than the public rights of way that pass through the golf course). Conversely, the greenspaces proposed to be created through the development of AL13 will be publicly accessible. The site is also very close to Ockwells Park to the west and Braywick Park to the east.
- 2.13 In short, when the golf course site is developed, the Council will ensure, through firm requirements in the BLP, that it contains significant amounts of public open space, including a green spine running through the site (north to south) and a central green area. Rushington Copse will be retained along with as many other mature trees and hedgerows as possible, and there will be mechanisms put in place for future stewardship.
- 2.14 In addition, the AL13 site would include community facilities, including a new secondary and primary school, formal playing pitch provision and a local centre containing retail, leisure and a multi-functional community hub. There would also be improved public transport provision and walking and cycling routes across the site. A [Statement of Common Ground](#) has recently been signed by all of the main landowners for the AL13 site confirming that they are supportive of the comprehensive and placemaking approach to AL13 and the South West Maidenhead area, as set out in the BLP, in order to create a highly sustainable extension to Maidenhead, with homes to be delivered from about 2024. A map showing the freehold ownerships of the parcels of land on AL13 is shown in Appendix 1.

3. KEY IMPLICATIONS

Implications for the Borough Local Plan / Development Management

- 3.1 The Proposal in the petition would result in the direct "loss" of some 2,000 new homes that would have been built on the Golf Course site, and probably also the "loss" of the 600 homes on the remainder of the AL13 allocation.
- 3.2 Furthermore, these 2,000 to 2,600 homes would need to be delivered elsewhere. Identifying alternative sites to replace the allocation would be very difficult and given the unavailability of suitable brownfield sites, much of this would almost certainly have to be on alternative Green Belt land in less sustainable locations. As part of the process of identifying suitable housing allocations, a large number of sites were promoted by landowners and developers in Green Belt locations and most of these were rejected as they

made a strong or very strong contribution to Green Belt purposes (as assessed in the Green Belt Edge of Settlement Study (EoSS) 2016. A full list of the sites that were rejected for housing allocation is given in Appendix D of the [Housing Topic Paper 2019](#). The sites that were rejected primarily for Green Belt reasons are listed in Appendix 2 of this report (in Ward order).

- 3.3 It may also be necessary to increase the density of new housing development within town centres across the Borough, with more taller buildings, and the associated risk of detrimental impacts on local character and heritage assets.
- 3.4 The removal of the golf course site / AL13 from the BLP at this late stage in the plan making process would almost certainly result in the need to withdraw the plan from Examination or the plan being found unsound. This would result in the BLP process having to be started again and so the Royal Borough would also be without an up-to-date local plan for several more years. This would have consequences for development management as there would be no five-year housing land supply, making it far harder to resist speculative and less sustainable development proposals across the borough.
- 3.5 The family sized and affordable homes that would be delivered by the proposed allocation are also key to ensure the right homes are provided to meet the housing needs of the Borough and its residents. The removal of this allocation would have a detrimental impact on the Council's ability to ensure the housing needs of residents are met in relation to the aspirations set out in the (emerging) housing strategy.
- 3.6 It is worth noting that should the BLP not progress through to adoption, any re-submitted Plan would need to use the Standard Method for assessing housing need. This would see the housing need figure increase from 712 dwellings per annum ("dpa"), or 14,240 new dwellings over the Plan period of 2013-33) to 754 dpa (or 15,080 dwellings over a 20 year period), although with the Standard Method there is then no need to take account of historic under-delivery. This increase would likely mean that even more Green Belt land would need to be identified and developed.
- 3.7 It is important to note that under the terms of the lease surrender agreement with the Royal Borough, should the AL13 allocation not go ahead, the Golf Club would be entitled to remain in occupation of the land until 2039. As a result, there would be no prospect of a park being created for almost 20 years as it would remain a golf course. Importantly, many of the aspirations of the petition will be delivered by the BLP and AL13 allocation, in terms of creating large areas of new publicly accessible green space, protection of trees and areas of woodland etc. Indeed, these benefits will be delivered far earlier (i.e. over the next 10 years), rather than having to wait for the Golf Club to vacate the site in 2039.

Conclusion

- 3.8 The proposal in the petition would result in the "loss" of some 2,000 new homes, as well as likely knock-on implications for the delivery of the remaining part of the AL13 allocation and the successful delivery of the housing strategy. Identifying alternative sites to replace the AL13 allocation would be very difficult, with the alternative almost certainly being Green Belt land in less sustainable locations. In any event, at this stage in the plan making process,

removal of the golf course site/ AL13 from the BLP would almost certainly result in the need to withdraw the plan from Examination or the plan being found unsound.

- 3.9 Moreover, the decision would hinder the Borough's ability to ensure that an appropriate mix and size of homes are provided in line with the assessed needs set out in the 2016 Berkshire Strategic Housing Market Assessment (SHMA) and also in its emerging housing strategy. This would have a real human impact and hinder the creation of sustainable, mixed and balanced communities.
- 3.10 There would also be consequences for development management as it would be far harder to resist speculative planning application.
- 3.11 Importantly, many of the aspirations of the petition will be delivered by the BLP and AL13 allocation, in terms of creating large areas of new publicly accessible green space, protection of trees and areas of woodland etc.
- 3.12 The removal of the AL13 allocation would not, in any case, result in the creation of a new park as the Golf Club lease is not due to end until 2039. Indeed, these benefits will be delivered far earlier (i.e. over the next 10 years), rather than having to wait for the Golf Club to vacate the site in 2039.
- 3.13 Supporting the petition would also have significant financial and legal implications for the Council, including costs of starting Local Plan process again, and the financial and legal implications of withdrawing support for the AL13 site allocation, in terms of the Joint Venture with CALA Homes. More details on the financial and legal implications are given below.

Table 2 Key Implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
Petition not supported and AL13 allocated in BLP, which is adopted	Site not allocated, with BLP withdrawn. Golf club remaining on site until 2039	BLP adopted & Site delivered for 2,600 homes & other uses	N/A	N/A	BLP expected to be adopted in 2021. Homes delivered on AL13 from 2024/25

4. FINANCIAL DETAILS / VALUE FOR MONEY

- 4.1 Work on the Borough Local Plan commenced in around 2013 and it has now reached an advanced stage of production, with adoption expected to take place later this year. The cost of producing the BLP to date (to March 2020) has been about £1.74m (excluding officer salaries). If the petition is supported, the Borough Local Plan would be very unlikely to be found 'sound' by the Inspector or would need to be withdrawn from Examination. The process would then need to be started again (from the beginning), which would take several more years, with evidence base documents needing to be

updated. The substantial investment to date would therefore be largely abortive, and the cost of producing a new BLP again would be significant.

- 4.2 In addition to the many social and economic benefits of delivering new housing to meet local needs, the planned development at South West Maidenhead will deliver new schools, which contribute to the Council's duty to provide sufficient school places across the Borough. These wider community benefits are beyond just the site in question and the financial impact of having to deliver these will be borne by the Council without external funding. For example, the Infrastructure Delivery Plan identifies that a 7-form entry secondary school with sixth form costs about £35m, with the Basic Need grant from government typically covering less than half of that amount.
- 4.3 It is not just the loss of this site but having to start the BLP process again also leads to a risk of unplanned and speculative development which reduces the ability of the Council to collect meaningful contributions from developers to fund necessary infrastructure. Without external contributions the costs would have to be borne by the Council.
- 4.4 There will be a substantial CIL (Community Infrastructure levy), expected to be in the range of £26m to £35m, based on current CIL rates, payable by all landowners for site AL13, secured upon the granting of planning permission.
- 4.5 There will also be a capital receipt for the Council as landowner that will help to repay borrowing the Council has, and also support and contribute other capital projects needed across the Borough. The consequences of this will directly impact on the overall finances of RBWM as this will have longer term implications on our revenue budgets by increasing borrowing costs if capital receipts do not materialise as planned.
- 4.6 The Council would incur additional costs associated with any breach of contract with CALA Homes, their Joint Venture Partner for this development, should South West Maidenhead not proceed as planned.

5. LEGAL IMPLICATIONS

- 5.1 The Planning and Compulsory Purchase Act 2004, as amended ("the 2004 Act") requires local planning authorities to prepare Local Plans. The Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, ("the 2012 Regulations") set out the procedures to be followed in the preparation of such Plans.
- 5.2 The planning system is plan-led and making a development plan for a local authority area is a statutory duty. The Secretary of State has signalled a clear expectation that local planning authorities should make every effort to get a Local Plan in place which is up to date. The Council's Adopted Local Plan (1999) is not considered to be up to date for the purposes of development management decisions. The Secretary of State has the power to intervene in plan making; this includes power to notify or direct the Inspectorate to take certain steps in relation to the examination of a plan (section 20(6A) of the 2004 Act), or to intervene to direct modification of the plan, or that the plan be

submitted to the Secretary of State for approval (sections 21 to 21A of the 2004 Act).

- 5.3 The lease surrender agreement between the Council and Maidenhead Golf Club is conditional on the adoption of the BLP. Should the BLP not be adopted, or the site AL13 be removed from the BLP, then the agreement to surrender the lease would not go unconditional and the Golf Club would remain on site until the lease end date of 2039.
- 5.4 The Council has also entered into a Development Agreement with CALA Homes, our Joint Venture Partner which is subject to the adoption of the BLP. Should the BLP not be adopted, or the site AL13 be removed from the BLP, then the council would incur cost if they were in breach of this agreement.

6. RISK MANAGEMENT

- 6.1 As a key corporate project, the BLP is noted on the Corporate Risk Register and also has a risk register for the project. This register is kept up to date and the risk profile has changed as the project has progressed.
- 6.2 The headline risks are set out in Table 3 below.

Table 3: Impact of risk and mitigation

Risks	Uncontrolled risk	Controls	Controlled risk
Inspector appointed to carry out the Independent Examination of the BLP concluding that the submitted BLP is not sound and/or not legally compliant	Very high	Actions set out in recommendation	Low
The Government intervenes in the plan-making process	High	Actions set out in recommendation	Low
The council incur costs for breach of contract with our Joint Venture Partners CALA Homes.	High	Actions set out in recommendation	Low

7. POTENTIAL IMPACTS

- 7.1 Equalities. The Equality Act 2010 places a statutory duty on the council to ensure that when considering any new or reviewed strategy, policy, plan, project, service or procedure the impacts on particular groups, including those within the workforce and customer/public groups, have been considered. A EQIA (Equalities Impact Assessment) has been completed and is available as a background document.
- 7.2 Climate change/sustainability. Sustainability Appraisal (SA) has been undertaken at every key stage of the BLP preparation. The proposed allocation of the Golf Course land was assessed in the SA for the Submission BLP and also at the Proposed Changes stage. The SA stated that the loss of the “green lung” needed to be weighed against other factors, before concluding that the development of the site would lead to likely strong positive effects for housing, health, community, transport, education and waste objectives. To conclude, whilst the loss of the golf course will result in some negative impacts, the requirements in the proforma for AL13 will help to mitigate these by creating a sustainable, high quality new development with a strategic green infrastructure network across the site.
- 7.3 Data Protection/GDPR. No impacts

8. CONSULTATION

- 8.1 As stated in Section 2 above, the Borough Local Plan has been subject to extensive public consultation over several years.

9. APPENDICES

- 9.1 This report is supported by 2 appendices:
- Appendix 1 – Land Ownership at the AL13 site
 - Appendix 2 - Rejected sites for housing allocation in the BLP

10. BACKGROUND DOCUMENTS

- 10.1 This report is supported by 1 background document:
- [Equality Impact Assessment](#)

11. CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Date returned
Cllr Coppinger	Lead Member for Planning, Environmental Services and Maidenhead	17/2/21	18/2/21
Cllr Johnson	Leader of the Council	17/2/21	22/2/21
Duncan Sharkey	Managing Director	17/2/21	22/2/21
Adele Taylor	Director of Resources/S151 Officer	17/2/21	19/2/21

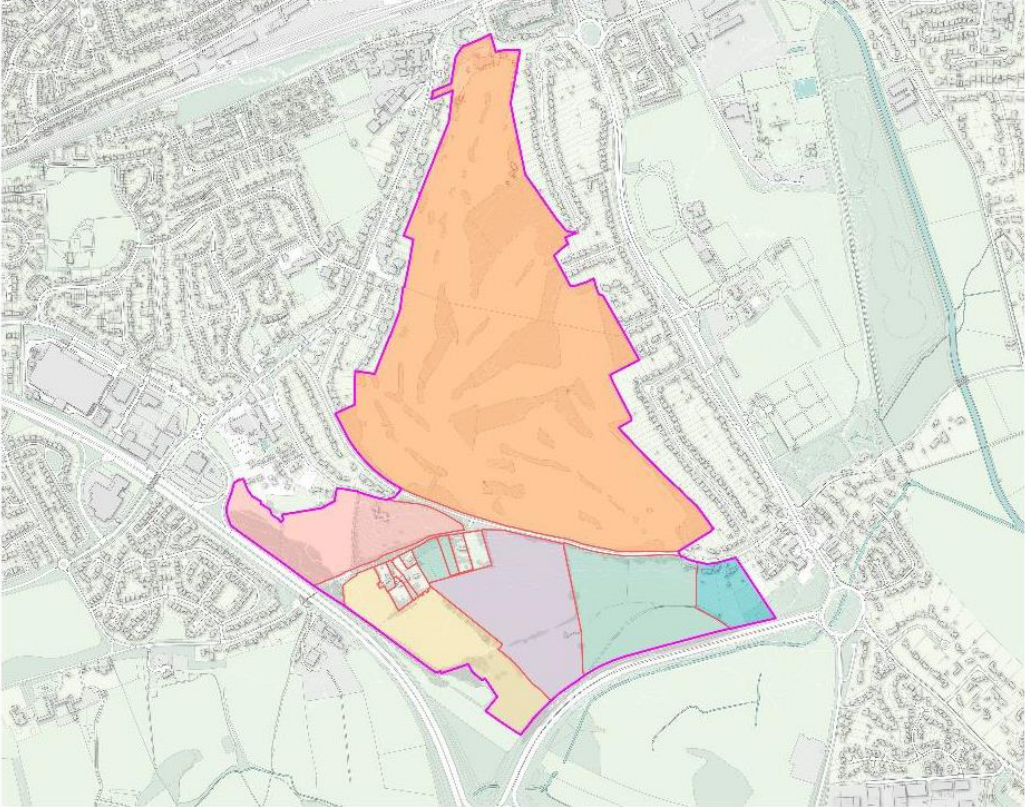
Name of consultee	Post held	Date sent	Date returned
Kevin McDaniel	Director of Children's Services	17/2/21	17/2/21
Hilary Hall	Director of Adults, Health and Commissioning	17/2/21	17/2/21
Andrew Vallance	Head of Finance	17/2/21	
Elaine Browne	Head of Law	17/2/21	19/2/21
Emma Duncan	Deputy Director of Law and Strategy / Monitoring Officer	17/2/21	
Nikki Craig	Head of HR, Corporate Projects and IT	17/2/21	19/2/21
Louisa Dean	Communications	17/2/21	
Karen Shepherd	Head of Governance	17/2/21	17/2/21

REPORT HISTORY

Decision type: Council decision	Urgency item? No	To Follow item? No
Report Author: Adrien Waite, Head of Planning		

Appendix 1 – Land Ownership at the AL13 site

AL13 Land Ownership



- Key**
- AL13 Site Allocation Boundary
 - RBWM/CALA Homes Joint Venture
 - Berkeley Homes
 - Heyford Developments & St. Philips Homes
 - Harvest Hill Property Company
 - Staxlink
 - Vanderbilt Homes

Appendix 2 – Rejected sites for housing allocation in the BLP

This list of sites rejected primarily for Green Belt reasons has been extracted from Appendix D of the Housing Topic Paper, October 2019

Ward	HEELA ID No.	Site Name	Reason for exclusion
Ascot and Sunninghill	00127	Land at Oakfield Farm, Ascot	Isolated Green Belt location. Not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy. Also constrained by ancient woodland. Eastern parts of the site are located within the Wells LWS and the Windsor Great Park and Woodlands biodiversity opportunity area.
Ascot and Sunninghill	00042a	Ascot Racecourse - Car park to the south of High Street	Green Belt location rejected by Edge of Settlement Study (EoSS)
Ascot and Sunninghill	00136a	Land at Ascot Wood, Ascot	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bisham and Cookham	0004	Off A404 Henley Road Maidenhead SL6 6QW	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bisham and Cookham	0005	Stubbings Compound, Henley Road, Maidenhead, SL6 6QL Option 1	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bisham and Cookham	0006	Challen's Chickens Land Adjacent Honey House Winter Hill Road Cookham Maidenhead	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bisham and Cookham	0318	Stubbings Nursery	Isolated site in the Green Belt. Most of the nursery is in the walled garden of the Grade 2 listed Stubbings House.

Ward	HEELA ID No.	Site Name	Reason for exclusion
Bisham and Cookham	0001a	Land at Stubbings Farm - East of Burchetts Green Road	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bisham and Cookham	0001c	Land at Stubbings Farm - East of Burchetts Green Lane & Burchetts Green Road	Site is isolated greenfield site in Green Belt and would result in loss of best and most versatile agricultural land. Development would be contrary to spatial strategy and considered not developable in next 15 years.
Bisham and Cookham	00035	The Walled Garden White Place Farm Sutton Road Cookham Maidenhead	Site is greenfield site in Green Belt and rejected in Edge of Settlement Study (EoSS). None of the site is in FZ1 and with the majority in FZ3a (52%) and functional floodplain (8%).
Bisham and Cookham	0275	Grange Farm, Cookham	Site is a greenfield Green Belt location rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Bisham and Cookham	0002c	Land to The North of Greenacres Switchback Road North Maidenhead (Cemetery Field, Maidenhead)	Site is greenfield Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years. Would also involve the loss of best and most versatile agricultural land
Bisham and Cookham	0031a	Land Rear of 99 To 119 Whyteladyes Lane Cookham Maidenhead (Land West of Whyteladyes Lane)	Green Belt location rejected by Edge of Settlement Study (EoSS)
Bray	00154	Land adjacent to Fifield Road, Fifield	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bray	00234	Land at Oakley Green Lodge	Isolated Green Belt location and most versatile agricultural land. Development contrary to spatial strategy.

Ward	HEELA ID No.	Site Name	Reason for exclusion
Bray	0242	Down Place, Water Oakley, Windsor, SL4 5UG	Site is isolated greenfield Green Belt location and development would be contrary to spatial strategy. Not considered developable in next 15 years. Would also involve the loss of Grade 1 agricultural land.
Bray	0244	Fifield Polo Club	Isolated Green Belt site. Development would be contrary to spatial strategy. Would result in loss of sporting facilities/community space.
Bray	0245	Fifield Polo Club Yard and Buildings	Isolated Green Belt site. Development would be contrary to spatial strategy. Would result in loss of sporting facilities/community space.
Bray	0246	Land to the rear of The Queens Head, Windsor Road, Water Oakley, Windsor, SL4 5UL	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bray	00256	Bray Marina Monkey Island Lane Bray Maidenhead	It is also a greenfield Green Belt location. None of the site is in FZ1 and with the majority in FZ3b (59.9%).
Bray	0269	Ledger Farm, Forest Green Road, Fifield	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bray	0272	Land adjacent to Down Place/ Bray Studios	Site is isolated greenfield Green Belt location and development would be contrary to spatial strategy. Not considered developable in next 15 years. Would also involve the loss of Grade 1 agricultural land.
Bray	0277	Land north of The Guild House, Monkey Island Lane	Site is a greenfield Green Belt location rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.

Ward	HEELA ID No.	Site Name	Reason for exclusion
Bray	00279	Land at Lodge Farm & Philberds (Lodge Farm and Water Tower, Ascot Road, Holyport, Maidenhead)	Green Belt location rejected by Edge of Settlement Study (EoSS)
Bray	00294	Land at Hawthorn Hill, part of Braywood Farm (Land North of Braywood Farm, Ascot Road, Maidenhead)	Green Belt location and most versatile agricultural land. Isolated pdl.
Bray	0319	Land on the west side of Fifield Road, Bray, SL6 2DY	Site is Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Bray	0327	Land off Bartletts Lane, Holyport (also known as Moneygrow Green (Land rear of 4 Dairy Court)	Isolated Green Belt location. Not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy. Also, most versatile agricultural land.
Bray	0328	Land at Tarbay Farm, Tarbay Lane	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bray	00421	Willow Manor, Fifield Road, Fifield, Maidenhead, SL6 2PG	Isolated Green Belt site. Development would be contrary to spatial strategy.
Bray	00423	Oakley Green Mushroom Farm Oakley Green Road Oakley Green Windsor SL4 5UL - Option B	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy. Less than 50% of the site in FZ1
Bray	00443	Land East of Tarbay lane and South of Dedworth Road, Oakley Green, Windsor, Berkshire	Green Belt location rejected by Edge of Settlement Study (EoSS)

Ward	HEELA ID No.	Site Name	Reason for exclusion
Bray	01314	Land adjacent to Braywood Farm	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bray	90270	Land west of Bray Upper Road, Bray, SL6 2DA	Green Belt location. The majority of the site is in FZ3a (95.5%).
Bray	90335	Land off Duncannon Crescent (A)	Site is greenfield site in Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Bray	90337	Land at St Leonards Farm	Site is greenfield site in Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Bray	00034a	Coningsby Farm, Coningsby Lane, Fifield, Maidenhead, SL6 2PF	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bray	00235d	Land off Duncannon Crescent St. Leonards Farm (B)	Site is greenfield site in Green Belt and rejected in Edge of Settlement Study (EoSS). Considered not developable in next 15 years.
Bray	00235e	Land at St Leonards Hill, Windsor	Green Belt location rejected by Edge of Settlement Study (EoSS)
Bray	00235f	Land at St Leonards Hill, Windsor	Site is greenfield Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.

Ward	HEELA ID No.	Site Name	Reason for exclusion
Bray	00250a	Land at Water Oakley Farm	PDL in GB where intensification of development proposed.
Bray	00252a	Land at Homefield, Fifield Road and 274 Windsor Road Bray	Green Belt location rejected by Edge of Settlement Study (EoSS)
Bray	00253c	Land to rear of 226, 230 and 232 Windsor Road and 7, 8 & 9 Oakley Gardens (Area 1)	Green Belt location rejected by Edge of Settlement Study (EoSS)
Bray	00423a	Oakley Green Mushroom Farm Oakley Green Road: Option 1	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy. Less than 50% of the site in FZ1
Bray	0061a	R/O Holyport Street, Holyport, Maidenhead (Site A)	Isolated Green Belt site. Development would be contrary to spatial strategy.
Bray	0061b	R/O Holyport Street, Holyport, Maidenhead (Site B)	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Bray	0326	Land at Queens Acre Cottage, Windsor Road, Berkshire, SL4 5UJ	Isolated Green Belt site. Development would be contrary to spatial strategy.
Bray	0070a	Land adjacent to Tarbay Lane, Old Malt House, Dedworth Road, Windsor	Green Belt location rejected by Edge of Settlement Study (EoSS)

Ward	HEELA ID No.	Site Name	Reason for exclusion
Bray	0226	Land at Lodge Farm - Option 2	Site is greenfield Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Loss of Grade 3 agricultural land. Not considered developable in next 15 years.
Bray	0227	Land at Lodge Farm - Option 3	Green Belt location rejected by Edge of Settlement Study (EoSS)
Clewer and Dedworth East	0300	Land north of Maidenhead Road (Windsor Racecourse)	Isolated Green Belt site. Development would be contrary to spatial strategy. No part of site in FZ1. 53.4% in functional floodplain
Clewer and Dedworth West	0030a	The Old Orchard, Dedworth Road, Windsor	Greenfield Green Belt with majority in FZ1 (65%) assessed as making moderate contribution to Green Belt.
Cox Green	01112	Land to the South of Woodlands Park Woodlands Park Maidenhead Berkshire SL6 3JB	Site is Green Belt location and was rejected by Edge of Settlement Study (EoSS). Not considered developable in next 15 years. Would also involve the loss of Grade 1 agricultural land.
Cox Green	00072a	Ridgeway Site Cannon Lane, Maidenhead	Site is Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Cox Green	00311c	Firtree Farm, Ockwells Road, Maidenhead	Site is also a greenfield Green Belt location that was rejected by Edge of Settlement Study (EoSS). Less than 50% of site is in FZ1 (23%) with 34% in functional floodplain.
Datchet, Horton and Wraysbury	0284	Riding Court Farm, Riding Court Road, Datchet	Green Belt location not included in EOS The majority of the site is in FZ3a (38.3%).

Ward	HEELA ID No.	Site Name	Reason for exclusion
Datchet, Horton and Wraysbury	00194	Land adjacent to Coppermill Road, Horton (Land to The Rear of 80 Adjacent Wraysbury Reservoir Coppermill Road Wraysbury)	Isolated Greenfield Green Belt site not considered in Edge of Settlement Study (EoSS). Development would perpetuate existing historic ribbon development. Constrained by the neighbouring SSSI and width of site.
Datchet, Horton and Wraysbury	00197	Stanwell Road, Horton (Home Close Farm, Horton)	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Datchet, Horton and Wraysbury	0236	Ashgood Farm, Stanwell Road, Horton, SL3 9PA	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy and not developable in next 15 years
Datchet, Horton and Wraysbury	00014a	Land at Park Lane, Horton SL3 9PR	Isolated Green Belt site with less than half in FZ1 and 29% in Functional floodplain
Datchet, Horton and Wraysbury	00023a	Land to the East of Horton Road and to the West of the Colne Valley Way, Horton, Berkshire, SL3 OLP	Green Belt location rejected by Edge of Settlement Study (EoSS)
Datchet, Horton and Wraysbury	00196a	Land adjoining Eric Mortimer Rayner Memorial Lakes	Isolated greenfield belt site. Development would be contrary to spatial strategy.
Datchet, Horton and Wraysbury	00196b	Berkyn Manor Farm, Stanwell Road, Horton	Isolated pdl in Green Belt. Development would be contrary to spatial strategy. Appears to be site or part of site in draft M&W Plan for mineral extraction/Green energy from waste. Likely to be included in Reg 19 M&W Plan.
Datchet, Horton and Wraysbury	00178	Land south of The Drive, Wraysbury	Site is greenfield site in Green Belt. None of the site is in FZ1 and with the majority in FZ3a (46.2%) and FZ3b (51.00%).

Ward	HEELA ID No.	Site Name	Reason for exclusion
Eton and Castle	90256	Land South of Eton Wick Road and adjacent to Railway Viaduct	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy. The majority of the site is in FZ3a (49.5%). West of the main part of the site is almost entirely in FZ3b (15.8%).
Eton and Castle	00210	Land at Crown Farm, Eton Wick (Common Gate Farm Crown Farm Eton Wick Road Eton Wick)	Green Belt location not included in EOS. The majority of the site is in FZ3a (99.9%).
Eton and Castle	0255	Land at Church Field, Eton	Isolated greenfield Green Belt site and development would be contrary to spatial strategy. None of the site is in FZ1 and 100% of site is in FZ3a
Eton and Castle	0259	Land at Manor Farm, Eton	Green Belt location not included in Edge of Settlement Study (EoSS). Also isolated Green Belt site. The majority of the site is in FZ2 (76.3%).
Eton and Castle	00410	Crown Farm, Eton Wick Road, Eton Wick (Site A)	Green Belt site rejected in Edge of Settlement Study (EoSS). None of the site is in FZ1 and 100% of site is in FZ3a.
Hurley and Walthams	0018	Flics Cafe yard and Wingroves nursery, Bath Road, Knowl Hill, Reading	Site is isolated Green Belt location and development would be contrary to the spatial strategy.
Hurley and Walthams	0019	Land adjacent to Keeleys Transport, Bath Road, Knowl Hill, Reading	Site is isolated Green Belt location. It is common land and not considered developable in next 15 years.
Hurley and Walthams	0291	Berkshire College of Agriculture - Sewage Works	Site is in an isolated Green Belt location and development would be contrary to spatial strategy. Not considered developable in next 15 years. Development is also considered unsuitable due to the loss of Grade 1 agricultural land and for heritage and TPO reasons.

Ward	HEELA ID No.	Site Name	Reason for exclusion
Hurley and Walthams	0013a	Berkshire College of Agriculture - Honey Lane	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy. Potential impact on ancient woodland and the loss of best and most versatile agricultural land.
Hurley and Walthams	0013b	Land South of Berkshire College of Agriculture, Burchetts Green Road, Maidenhead, SL6 6QR	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Hurley and Walthams	00150a	Land Adjacent A4 Frogmore Farm, Littlewick Green, Maidenhead Berkshire	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Hurley and Walthams	0021	Land to North of Milley Road Land at The South of Burdons Farm And North of Milley Road Waltham St Lawrence Reading	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Hurley and Walthams	0247	Burdon Farm, Milley Road, Waltham St Lawrence	Site is isolated Green Belt location and development would be contrary to the spatial strategy. Not considered developable in next 15 years. Site is also entirely Grade 2 agricultural land.
Hurley and Walthams	0028	Land west of White Waltham Church	Isolated Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Hurley and Walthams	00148	Land at Cherry Garden Lane/Westacott Way	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Hurley and Walthams	00306	Land east of Cherry Garden Lane, Littlewick Green, Maidenhead	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.

Ward	HEELA ID No.	Site Name	Reason for exclusion
Hurley and Walthams	0333	White Waltham Airfield	Site is Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Hurley and Walthams	00033a	Hangers at White Waltham Airfield Waltham Road Maidenhead	Green Belt location rejected by Edge of Settlement Study (EoSS)
Hurley and Walthams	00043a	Land East of School Lane Littlewick Green	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Hurley and Walthams	00113a	Woodlands Park Avenue/Snowball Hill Woodlands Park Maidenhead Berkshire SL6 3LU	Green Belt location rejected by Edge of Settlement Study (EoSS)
Hurley and Walthams	00116a	Land to the north of Church View White Waltham Maidenhead Berkshire SL6 3JQ	Site is greenfield Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Hurley and Walthams	00117a	Land to the South of Vicarage Gardens White Waltham Maidenhead Berkshire SL6 3JE	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Hurley and Walthams	00118a	Land to the West of Grove Park White Waltham Maidenhead Berkshire SL6 3SD	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.
Hurley and Walthams	00149a	Ffiennes Farm, Littlewick Green, Maidenhead Berkshire	Isolated greenfield Green Belt location not included in Edge of Settlement Study (EoSS). Development would be contrary to spatial strategy.

Ward	HEELA ID No.	Site Name	Reason for exclusion
Hurley and Walthams	0334	Land to South of Church view and East of Grove Park Business Estate	Site is greenfield Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Old Windsor	00170	Crimp Hill, Old Windsor (North)	Site is greenfield site in Green Belt and rejected in Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Old Windsor	00175	Priory Stables Sites B, Old Windsor	Site is a greenfield Green Belt location. None of the site is in FZ1 and with the majority in FZ3a (59.0%) and FZ3b (36.8%).
Old Windsor	00176	Priory Stables Site A, Old Windsor	Site is greenfield site in Green Belt. None of the site is in FZ1 and the majority lies in FZ3 (89.9%).
Old Windsor	0229	Land adjacent to Pelling Hill, Old Windsor, SL4	Site is greenfield Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Old Windsor	0237	Moram Lodge, Datchet Road, Old Windsor	It is also a Green Belt location that was rejected by Edge of Settlement Study (EoSS). None of the site is in FZ1 and with the majority in FZ3a.
Old Windsor	0341	Land south of Crimp Hill, Old Windsor	Site is Green Belt location and rejected in Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Pinkneys Green	00128a	Land North of Furze Platt Road, Maidenhead	Green Belt location rejected by Edge of Settlement Study (EoSS)

Ward	HEELA ID No.	Site Name	Reason for exclusion
Riverside	00075	Land to the North of Summerleaze Road, Maidenhead SL6 8HZ	Green Belt site with no FZ1 and almost entirely in FZ3a (99%) with the remainder in functional floodplain. Loss of existing community/leisure use.
Sunningdale and Cheapside	00162a	Sunningdale Broomhall Centre	Site is greenfield site in Green Belt and rejected in Edge of Settlement Study (EoSS). Not considered developable in next 15 years. Smaller version of the site without the green belt is selected.
Sunningdale and Cheapside	0220	Land to the South of Bedford Lane	Site is a greenfield Green Belt site rejected in Edge of Settlement Study (EoSS). Not considered to be developable in next 15 years.
Sunningdale and Cheapside	0332	Wardour Lodge, Sunningdale	Site is greenfield Green Belt location and was rejected in the Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Sunningdale and Cheapside	00441	Broadlands Farm and Broadlands Farm Cottage, Bagshot Road, Ascot	Site is a Green Belt site rejected in Edge of Settlement Study (EoSS). Not considered to be developable in next 15 years.
Sunningdale and Cheapside	00161c	Land at Broomhall Lane, Sunningdale	Green Belt location rejected by Edge of Settlement Study (EoSS)
Sunningdale and Cheapside	00162b	London Road Car Park and Land north of London Road, Sunningdale	Site is Green Belt location and rejected in Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Sunningdale and Cheapside	00150	Kings Beeches Devenish Road Sunningdale Ascot	Green Belt location rejected by Edge of Settlement Study (EoSS)

Ward	HEELA ID No.	Site Name	Reason for exclusion
Sunningdale and Cheapside	00038	Land at Ashurst Park Ashurst Park Church Lane Ascot	Green Belt location rejected by Edge of Settlement Study (EoSS). Employment site
Sunningdale and Cheapside	00125	Silwood Park Nurseries Cheapside Road Ascot	Isolated Green Belt location. Development would be contrary to spatial strategy.
Sunningdale and Cheapside	00137	The Pavilion London Road Sunninghill Ascot SL5 0PH	Green Belt location rejected by Edge of Settlement Study (EoSS)
Sunningdale and Cheapside	00139	Site at Larch Avenue, Sunninghill (Land Rear of Cary Cottage London Road)	Site is greenfield site in Green Belt and rejected in Edge of Settlement Study (EoSS). Not considered developable in next 15 years.
Sunningdale and Cheapside	0276	Former Hurst Lodge School/Earleywood	PDL site in the Green Belt where intensification of development is proposed.
Sunningdale and Cheapside	00106a	Beechgrove, Church Lane, Sunninghill	Site is a Green Belt site rejected in Edge of Settlement Study (EoSS). Not considered to be developable in next 15 years.